

**REGULAR MEETING
HOUSING COMMITTEE
APRIL 21, 2009 – 2:00 P.M.
TRIBAL OFFICES BOARDROOM**

1. Chairperson Rebecca Alegria called the meeting to order at 2:00 p.m. Roll call was taken with a quorum present. MEMBERS PRESENT: Rebecca Alegria, Randal Chevalier, Mary Husby, Dave Corn, Kim Komanekin, Judith Duquain and Lloyd Pecore. MEMBERS ABSENT: None. Also present: Jerry Nunway, Janice LaTender, Franny Denny, Joel Whitehouse, Tina Pamonicutt, Bryant Waupoose Sr., and Linda Peters, recorder.

2. Moment of Silence. A moment of silence was observed.

3. Approval of Minutes dated March 17, 2009.

No corrections necessary.

Motion made by Mary Husby to approve the minutes dated March 17, 2009. Second was by Kim Komanekin. All those in favor of the motion signify by saying aye. Motion carried: 5 for, 0 opposed, 1 abstention (Chevalier), and 0 absent.

4. Approval of IHP FY '09 Funding.

Betty Jo Wozniak submitted the Indian Housing Plan for Fiscal Year 2009. The Department of Housing and Urban Development (HUD) allocates funds based on the previous year activities. The Five Year Plan has been updated to reflect the changes based on this year's progress, and to move forward for this year's objectives. The Tribe will beat the submittal deadline of July 1, 2009. This Plan does not include any potential stimulus funding.

The Committee reviewed the Plan and made grammatical corrections.

Motion made by Randal Chevalier to approve the Indian Housing Plan for Fiscal Year 2009 Funding Request from the Housing Department and send it to the Legislature for approval. Second was by Lloyd Pecore. All those in favor of the motion signify by saying aye. Motion carried: 6 for, 0 opposed, 0 abstentions, and 0 absent.

Motion made by Randal Chevalier to move items # 6 and #7 up on the agenda and that # 6 is held in Executive Session. Second was by Mary Husby. All those in favor of the motion signify by saying aye. Motion carried: 6 for, 0 opposed, 0 abstentions, and 0 absent.

Motion made by Kim Komanekin to go into Executive Session. Second was by Lloyd Pecore. All those in favor of the motion signify by saying aye. Motion carried: 6 for, 0 opposed, 0 abstentions, and 0 absent.

6. Tenant Action.

*****EXECUTIVE SESSION NOT RECORDED*****

Motion made by Dave Corn to come out of Executive Session. Second was by Judith Duquain. All those in favor of the motion signify by saying aye. Motion carried: 6 for, 0 opposed, 0 abstentions, and 0 absent.

Motion made by Dave Corn that # 2707 (last 4 digits of social security number) is allowed to enter into the household of Tina Pamonicutt in Middle Village. Second was by Lloyd Pecore. All those in favor of the motion signify by saying aye. Motion carried: 5 for, 0 opposed, 1 abstention (Komanekin), and 0 absent.

7. Request regarding Myron Pyawasit and HIP

Jerry Nunway informed the Committee that he has carry over money that he would like to utilize to assist in the rehabilitation of the Myron Pyawasit home located in Zoar. The cost of the repairs to the Pyawasit home is 60,000.00. The Home Improvement Program (BIA) Program will provide \$41,000.00 in 2008 carry over funds, and the Housing Department will subsidize the additional amount of \$31,000.00 with non program funds. (Cost estimate of \$110.00 per square foot).

The Committee wanted to know why Mr. Pyawasit would be eligible for assistance whereas, other tribal members would not. Ms. Wozniak explained that Mr. Pyawasit has applied for assistance from the Housing Department for the past several years, and has always been one or two points short. The HIP program has qualifications along with a point listing and anyone is welcomed to apply for assistance. The determination is up to the BIA on who will qualify for assistance.

The problems originally started with the construction of the home. The home was constructed poorly, which assisted with the severe mold problem. The NEWCAP Office compounded the problem by not doing a proper job, in the renovations or clean up of the home.

Mr. Pyawasit is aware that he will need to vacate the home and store his belongings for 3 months.

Dave Corn also mentioned that there was a radon problem in this home and if they are fixing it, they should check to see that proper ventilation will be done.

Motion made by Kim Komanekin to recommend to the Legislature to approve that the carry over HIP funds (in the amount of \$41,000.00) and Housing Non-Program Funds (in the amount of \$31,000.00) is used to do the renovations on the Myron Pyawasit home. Second was by Dave Corn. All those in favor of the motion signify by saying aye. Motion carried: 6 for, 0 opposed, 0 abstentions and 0 absent.

5. Monthly report

Betty Jo Wozniak informed the Committee that each Department Manager is responsible to provide their data to complete the monthly report.

Ms. Wozniak updated the Committee on the progress that the Housing Staff has in making the Housing Department feel more accessible. The Staff gets involved with community events and the Department has an approachable feeling to it. Currently, most tenants did not feel that they were important.

Ms. Wozniak stated that the rehabilitation of homes here on the Reservation makes the tenants more responsible for the upkeep of the homes, and when new tenants move into Housing, there is a welcome gift of cleaning supplies, which are very appreciated. The Housing Department supplies lawn tools to the tenants only. The tenant leaves a deposit, and when the tool(s) are returned, the deposit is returned, provided that the tools are returned in good condition.

The Housing Department goes through a lot of gas. The Security Officer main job duty is to deliver notices to the tenants, and provide the counselors with anything visual that he sees. This could include yards that need to be cleaned; mowed; or cars on lawns; etc.

The Committee discussed the Bad Debt list and how individuals manipulate the system.

The transitional housing that is provided by the Eagle's Nest is for a one year period. Another home is almost ready for another resident.

The Committee was informed that the asset waiver for a resident was granted and the individual was given the option of living in the South Branch or Zoar units and turned both of those options down. Her extension to stay at the Eagle's Nest is running out of time.

The Eagle's Nest Staff function is to provide overnight lodging's for the residents that are there. In the event that there is a medical need or service, the Staff will contact 911.

8. Request regarding Mutual Help Accounts

Betty Jo Wozniak requested that the Committee recommend to the Legislature to transfer the Mutual Help Accounts from Associated Bank to Co Vantage Credit Union. Ms. Wozniak explained that Co Vantage is paying the highest interest in the area. For these small amounts, a credit union would be a wise move, due to fact that the Tribe would now become the stockholder and would receive whatever dividend at the end of the year on our own money; whereas, if we bank at Associated, our dividends go to the stockholders, which is not the Tribe.

Motion made by Mary Husby to recommend to the Menominee Tribal Legislature to allow the Menominee Tribal Housing Department to move all the Mutual Help accounts from Associated Bank to Co Vantage Credit Union. Second was by Judith Duquain. All those in favor of the motion signify by saying aye. Motion carried: 6 for, 0 opposed, 0 abstentions, and 0 absent.

9. Other Business

No other business.

10. Adjournment

Motion made by Kim Komanekin to adjourn the meeting. Second was by Lloyd Pecore. All those in favor of the motion signify by saying aye. Motion carried: 6 for, 0 opposed, 0 abstentions, and 0 absent.

Meeting adjourned at 3:33 p.m.

Respectfully submitted by,
Linda Peters, recorder
Chairman's Office